



# City of Norfolk

Office of the City Manager

C: ACM Stein

October 3, 2006

To the Honorable Council  
City of Norfolk, Virginia

Re: Adult Use Special Exception – 2200  
Colonial Avenue.

Ladies and Gentlemen:

**I. Recommended Action:**

The attached ordinance approves the request should it be the desire of the City Council.

**II. Overview**

This agenda item is to permit an Adult Use Special Exception to operate an entertainment establishment on premises located at 2200 Colonial Avenue.

**III. Analysis**

**A. General**

The applicant is seeking to operate an entertainment establishment at 2200 Colonial Avenue, Unit #A1 within the Ghent Market Shops. The applicant intends to offer food and entertainment.

Entertainment will be limited to five (5) piece bands or a disc jockey and the indoor dance floor shall be limited to 164 square feet.

The restaurant will contain 80 seats indoors, 20 seats outdoors for a total capacity of 106 (including employees).

The proposed hours of operation for the sale of alcoholic beverages and entertainment are from 11:00 a.m. until 1:30 a.m., Monday through Saturday and 11:00 a.m. until 9:00 p.m. on Sunday.

Adequate parking is available on site, which is located in a C-2 (Corridor Commercial) District and the PCO-21<sup>st</sup> Street (Pedestrian Commercial Overlay District – 21<sup>st</sup> Street) District oriented along the 22<sup>nd</sup> Street and 21<sup>st</sup> Street corridors. The district is developed with a variety of retail and service establishments including restaurants, a drycleaners, a florist, antique shops and a furniture refinishing business.

- B. Fiscal  
N/A
- C. Environmental  
Upon review of the Department of Planning, it was determined that there will be no negative environmental impact to this site or any adjacent properties.
- D. Community Outreach/Notification  
Public notification for this item was conducted through the City of Norfolk's agenda notification process.

#### IV. **Board/Commission Action**

**By a 6 to 0 vote**, the Planning Commission recommends that this adult use special exception be approved subject to the following conditions:

- 1) The hours of operation for the sale of alcoholic beverages and entertainment are from 11:00 a.m. until 1:30 a.m., Monday through Saturday and 11:00 a.m. until 9:00 p.m. on Sunday.
- 2) The number of seats shall be limited to 80 indoors, 20 outdoors for a total capacity of 106 including employees.
- 3) Entertainment will consist of a band with no more than 5 members or a disc jockey.
- 4) The indoor dance floor shall be limited to 164 square feet and shall be of a different material than the rest of the establishment.
- 5) There shall be no off-premises sales of alcoholic beverages.
- 6) This Special Exception shall automatically expire upon a change in ownership of the property, a change in possession, or a change in the operation or management of the facility.
- 7) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.



- 8) Any requirements, limitations, or restrictions imposed by the Virginia ABC Commission or by any provision of Virginia law upon this establishment which are more stringent than the requirements of this Special Exception shall be effective and binding. Any violation of such requirement, limitation, or restriction imposed by the ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- 9) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the facility is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- 10) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- 11) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 75 guest occupants on the property whenever occupancy shall exceed 200 persons or 75% of the maximum allowed occupancy, whichever is less, or when otherwise required by the Fire Marshall, Chief of Police, or any designee of either.
- 12) Within 90 days of the effective date of this ordinance, the property owner or manager shall establish a security plan for the facility. Said plan shall be approved by the Norfolk Police Department and shall remain in effect at the facility at all times. No changes shall be made to the security plan without the approval of the Norfolk Police Department.
- 13) A copy of this Special Exception ordinance and "Exhibit A" (including the floor plan) shall be available on site at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

- 14) When the facility is leased, let, or used by a third party to stage an event for profit, the facility manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of the event.

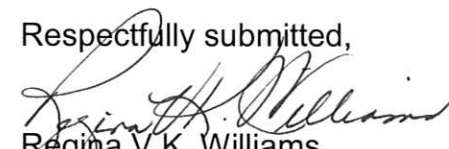
The City Council, in considering these conditions, must also determine that the proposed Special Exception complies with each of the requirements of Section 25-7 of the Zoning Ordinance of the City of Norfolk. The requirements address compatibility with the objectives and policies of The General Plan of Norfolk, assurance against a negative impact on the value of other properties within the neighborhood, traffic congestion, impact on natural resources (water and air quality) and other conditions as noted in the attached ordinance.

It should be noted that violation of any provision or condition of this ordinance shall be punishable in accordance with the enforcement procedures set forth in Chapter 23 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended) and shall constitute grounds for revocation of this Special Exception.

#### **V. Conclusion**

Approval of a special exception is required for the applicant to operate an entertainment establishment on premises located at 2200 Colonial Avenue. The attached ordinance approves the request should it be the desire of Council.

Respectfully submitted,




Regina V.K. Williams  
City Manager

#### **Coordination/Outreach**

This letter has been coordinated with the Department of Planning and Community Development and the City Attorney's Office.

9/14/06 trr

Form and Correctness Approved: 

Contents Approved:

By 

Office of the City Attorney

NORFOLK, VIRGINIA

By 

DEPT.

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**ORDINANCE No.**

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO OPERATE  
AN ENTERTAINMENT ESTABLISHMENT ON PROPERTY LOCATED AT  
2200 COLONIAL AVENUE, SUITE A-1.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Taste of Chicago, Inc., authorizing the operation of an entertainment establishment on property located at 2200 Colonial Avenue, Suite A-1. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 363 feet, more or less, along the northern line of 22<sup>nd</sup> Street and 298 feet, more or less, along the eastern line of Colonial Avenue; premises numbered 2200 Colonial Avenue, Suite A-1.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation and for the sale of alcoholic beverages shall be from 11:00 a.m. until 1:30 a.m., Monday through Saturday, and from 11:00 a.m. until 9:00 p.m. on Sunday.
- (b) The seating capacity for the restaurant shall not exceed 80 indoor seats, 20 outdoor seats, and the total occupancy, including employees, shall not exceed 106 people.
- (c) Entertainment shall be limited to a band with no more than 5 members or a disc jockey.
- (d) The dance floor shall be limited to 164 square feet and shall be constructed of a different material than the primary floor.
- (e) There shall be no off-premises sales of alcoholic beverages.



- (f) This Special Exception shall automatically expire upon a change in ownership of the property, a change in possession, or a change in the operation or management of the facility.
- (g) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (h) Any requirements, limitations, or restrictions imposed by the Virginia ABC Commission or by any provision of Virginia law upon this establishment which are more stringent than the requirements of this Special Exception shall be effective and binding. Any violation of such requirement, limitation, or restriction imposed by the ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (i) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the facility is secured and locked. If alcohol is

not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.

- (j) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (k) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 75 guest occupants on the property whenever occupancy shall exceed 200 persons or 75% of the maximum allowed occupancy, whichever is less, or when otherwise required by the Fire Marshall, Chief of Police, or any designee of either.
- (l) Within 90 days of the effective date of this ordinance, the property owner or manager shall establish a security plan for the facility. Said plan shall be approved by the Norfolk Police Department and shall remain in effect at the facility at all times. No changes shall be made to the security plan without the approval of the Norfolk Police Department.
- (m) A copy of this Special Exception ordinance and "Exhibit A" (including the floor plan) shall be available on site at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Section 3:- That the City Council hereby makes the following findings of fact:

- (a) That the proposed use will not be contrary to the public interest or be injurious to nearby properties, and that the spirit and intent of the

zoning ordinance will be observed;

- (b) That the establishment of an additional adult use in the area will not conflict with any Council adopted objectives, plans or programs for the area;
- (c) That the establishment of an additional adult use will not be contrary or detrimental to any program of neighborhood conservation or renewal in adjacent residential areas; and
- (d) That all applicable regulations of the zoning ordinance and special conditions attached to this special exception will be observed.

Section 4:- That the City Council hereby waives the locational provisions for adult uses as set forth in Section 25-10.1 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended).

Section 5:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be



constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;

- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 6:- Violation of any provision or condition of this ordinance or section 25-9 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended) shall be punishable in accordance with the enforcement procedures set forth in Chapter 23 of said

Zoning Ordinance and shall constitute grounds for revocation or cancellation of this Special Exception.

Section 7:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (3 pages)



# City of Norfolk

EXHIBIT A  
(Page 1 of 3)

EXHIBIT "A"  
Description of Operations  
On-Premise Sale of Alcoholic Beverage

Date of Application 7/24/06

Trade name of business: Plaza Del Sol  
Address of business: 2200 Colonial Ave Norfolk, VA  
Name(s) of business owner(s): Taste of Chicago Inc  
Name(s) of property owner(s): Ghent Development Group LLC  
Name(s) of business manager(s)/operator(s): GVA Advantice, Tina Yonker (757) 627-0661  
Daytime telephone number: (757) 470-8446

1. Seating (see Attachment 101)
- a. Indoor  
Number of seats 80 Number of bar seats 8  
Number of tables 9 Boats (4) And 1 Banquet (18)
  - b. Outdoor  
Number of seats 20 Number of tables 6
  - c. Number of employees 6

Total Occupancy (Indoor and Outdoor and employees) 106

2. Describe type tables and booth (i.e., rounds of 4, booth seats 6, etc.)  
9 Boats (4) seats, 1 Banquet (18) seats

3. Will indoor or outdoor entertainment be provided? Yes If yes, describe the type of entertainment (i.e., 3 piece band, disc jockey, etc.)  
Band Platform indoor and outdoor

ABC On-Premises Special Exception  
Page 2

4. If entertainment will be provided:  
a. Leasable square footage of establishment: 2400 SF.  
b. Size of dance floor: 164 square feet.
5. Type of alcoholic beverage applied for:  
☒ Beer    ☒ Wine    ☒ Mixed Beverage
6. Will video games, pool tables, game boards or other types of entertainment be provided? If yes, please describe type and number of each game to be provided:  
Only DJ or 5 piece Band
7. Will patrons ever be charged to enter the establishment? ~~No~~ Yes  
If yes, explain: \_\_\_\_\_
8. Will the facility be available for private parties? yes  
If yes, explain: small private party And Banquets
9. Type of ABC license applied for (check all applicable boxes):  
☒ On-Premises    ☐ Off-Premises (second application required)
10. Additional comments/description/operational characteristics:  
\_\_\_\_\_

Ricardo Alonso President Taste of Chicago Inc.  
Signature of Applicant

Note: A page size drawing showing the floor plan, seating arrangement, bar arrangement, entrances and exits and dance floor location and size must be submitted with this exhibit (see attached Floor Plan example).

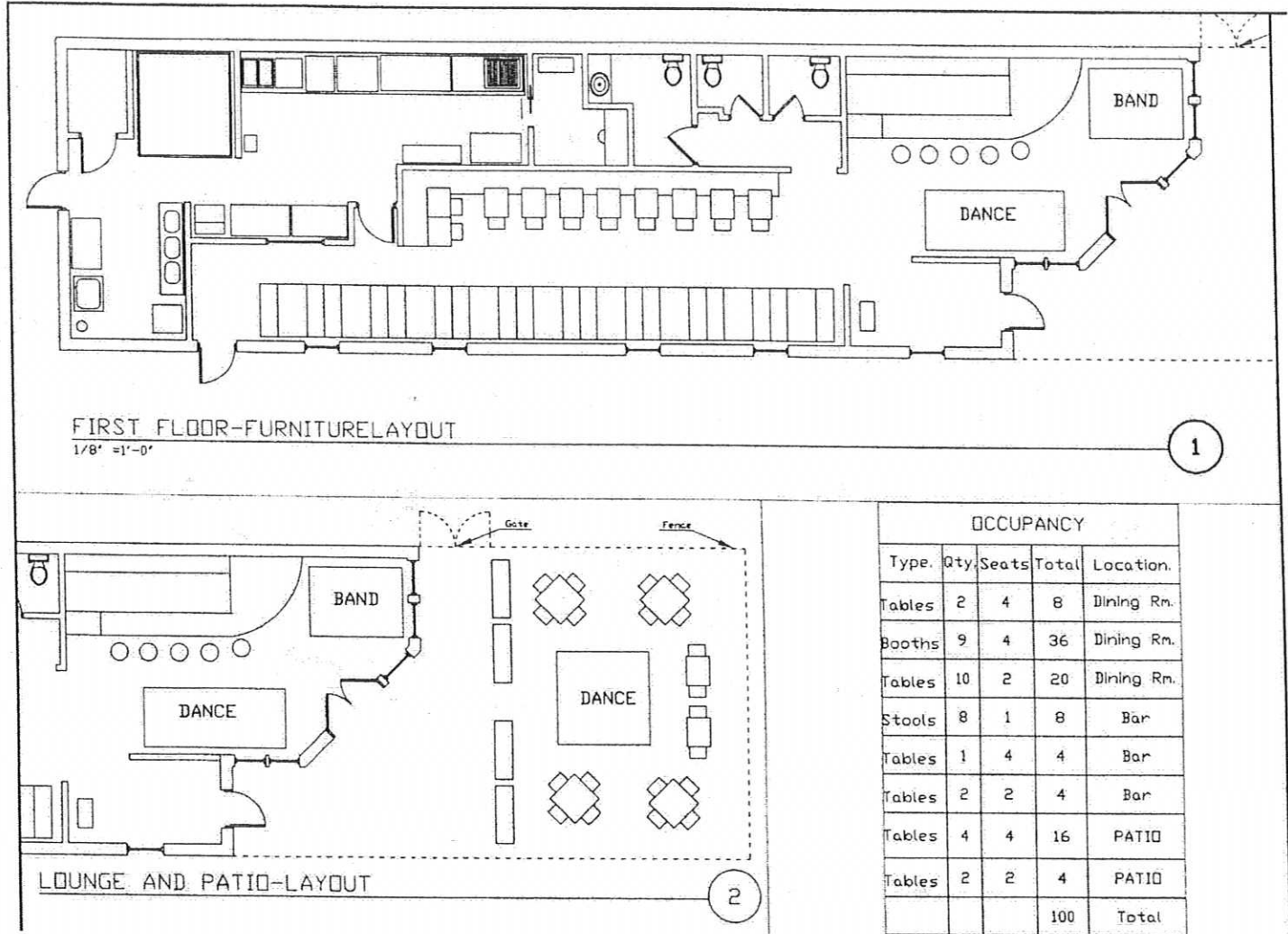


### 3. FLOOR PLAN

#### PROPOSED ADULT USE SPECIAL EXCEPTION

PLAZA DEL SOL BY RICARDO ALONSO  
2200 Colonial Avenue, #A1

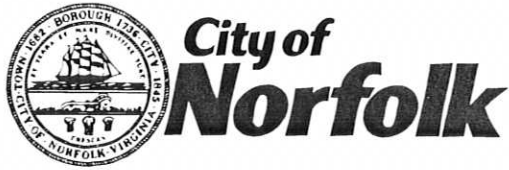
EXHIBIT A  
(Page 3 of 3)



Planning Commission Public Hearing

August 24, 2006

Application 10



Inter Department Correspondence Sheet

TO: City Manger

FROM: City Planning Commission

COPIES TO: \_\_\_\_\_

SUBJECT: Application for Adult Use Special Exception (10 P.H. 24 Aug 2006)

**PART 1: APPLICATION DESCRIPTION:**

Nature of Application:

**Adult Special Exceptions:** To operate an Entertainment Establishment

Location: 2200 Colonial Avenue, #A1 (Maps 1 and 2).

Applicant: Plaza Del Sol by Ricardo Alonso

Property Owner: Ghent Development LLC

Description of proposed use:

The applicant is seeking to operate an entertainment establishment at 2200 Colonial Avenue, Unit #A1 within the Ghent Market Shops. The applicant intends to offer food and entertainment.

Entertainment will be limited to five (5) piece bands or a disc jockey and the indoor dance floor shall be limited to 164 square feet.

The restaurant will contain 80 seats indoors, 20 seats outdoors for a total capacity of 106 (including employees).

The proposed hours of operation for the sale of alcoholic beverages and entertainment are from 11:00 a.m. until 1:30 a.m., Monday through Saturday and 11:00 a.m. until 9:00 a.m. on Sunday.

Adequate parking is available on site.

## Description of existing land use pattern:

The site is located in a C-2 (Corridor Commercial) District and the PCO-21<sup>st</sup> Street (Pedestrian Commercial Overlay District – 21<sup>st</sup> Street) District which is oriented along the 22<sup>nd</sup> Street and 21<sup>st</sup> Street corridors. The district is developed with a variety of retail and service establishments including restaurants, a drycleaners, a florist, antique shops and a furniture refinishing business.

## PART 2: ANALYSIS:

### Zoning History

The Planning Commission has considered the following relevant applications in the general area:

- 1) 2005: A request by A.W. Shucks for a special exception to operate and entertainment establishment on property located at 2200 Colonial Avenue, #14. The request was approved.

### Neighborhood Impact:

The site is located in along a commercial/business corridor with no direct exposure to any residential development.

### General Plan Impact:

The General Plan designates the area as commercial/office. This proposal would be considered to be in conformance with the General Plan.

### Zoning Impact:

This application is for a special exception, which acknowledges that while the use is generally permitted in the district, it is of such a character that careful scrutiny is needed to determine if it is appropriate in this specific location and, if so, under what conditions.

The application for an entertainment establishment requires an adult use special exception, to which particular locational standards (described in Subsection 25-10.1) dealing with the concentration of similar facilities and the proximity to residential districts apply. Granting the request could require the waiver of these standards. One waiver is needed for this application.

The waivers may be granted by City Council if all four of the following findings are made:

- 1) that the proposed use will not be contrary to the public interest or be injurious to nearby properties, and that the spirit and intent of the zoning ordinance will be observed;

- 2) that the establishment of an additional adult use in the area will not conflict with any Council adopted objectives, plans or programs for the area;
- 3) that the establishment of an additional adult use will not be contrary or detrimental to any program of neighborhood conservation or renewal in adjacent residential areas; and
- 4) that all applicable regulations of the zoning ordinance and special conditions attached to special exception will be observed.

As shown on Map 1, the site is located in a C-2 (Corridor Commercial) district which is developed with conforming uses. This use will have to observe the general conditions for special exceptions contained in Section 25-9 of the Zoning Ordinance and the special standards relating to adult uses contained in Subsection 25-10.1.

### **PART 3: RECOMMENDATION**

The Planning Commission recommends (by a 6 to 0 vote) that this adult use special exception be approved subject to the following conditions:

- 1) The hours of operation for the sale of alcoholic beverages and entertainment are from 11:00 a.m. until 1:30 a.m., Monday through Saturday and 11:00 until 9:00 a.m. on Sunday.
- 2) The number of seats shall be limited to 80 indoors, 20 outdoors for a total capacity of 106 including employees.
- 3) Entertainment will consist of a band with no more than 5 members or a disc jockey.
- 4) The indoor dance floor shall be limited to 164 square feet and shall be of a different material than the rest of the establishment.
- 5) There shall be no off-premises sales of alcoholic beverages.
- 6) This Special Exception shall automatically expire upon a change in ownership of the property, a change in possession, or a change in the operation or management of the facility.
- 7) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator or manager desire to operate the business in a



manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

- 8) Any requirements, limitations, or restrictions imposed by the Virginia ABC Commission or by any provision of Virginia law upon this establishment which are more stringent than the requirements of this Special Exception shall be effective and binding. Any violation of such requirement, limitation, or restriction imposed by the ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- 9) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the facility is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- 10) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- 11) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 75 guest occupants on the property whenever occupancy shall exceed 200 persons or 75% of the maximum allowed occupancy, whichever is less, or when otherwise required by the Fire Marshall, Chief of Police, or any designee of either.
- 12) Within 90 days of the effective date of this ordinance, the property owner or manager shall establish a security plan for the facility. Said plan shall be approved by the Norfolk Police Department and shall remain in effect at the facility at all times. No changes shall be made to the security plan without the approval of the Norfolk Police Department.
- 13) A copy of this Special Exception ordinance and "Exhibit A" (including the floor plan) shall be available on site at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location.

The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

- 14) When the facility is leased, let, or used by a third party to stage an event for profit, the facility manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of the event.
- 15) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- 16) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- 17) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- 18) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- 19) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- 20) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- 21) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- 22) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- 23) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the

cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;

- 24) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- 25) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.
- 26) Violation of any provision or condition of this ordinance shall be punishable in accordance with the enforcement procedures set forth in Chapter 23 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended) and shall constitute grounds for revocation of this Special Exception.

**MAPS:**

1. Location
2. Location and zoning
3. Site Plan
4. Floor Plan
5. Adult Use Waivers Needed

**Property Description:**

Property fronts 363 feet, more or less, along the northern line of 22<sup>nd</sup> Street and 298 feet, more or less, along the eastern line of Colonial Avenue; premises numbered 2200 Colonial Avenue, #A1.

**Proponents:**

None

**Opponents:**

None



Stanley Stein  
Acting Executive Secretary

Attachments

1. LOCATION AND ZONING

PROPOSED ADULT USE SPECIAL EXCEPTION

**PLAZA DEL SOL BY RICARDO ALONSO**  
**2200 Colonial Avenue, #A1**



Planning Commission Public Hearing

August 24, 2006

Application 10

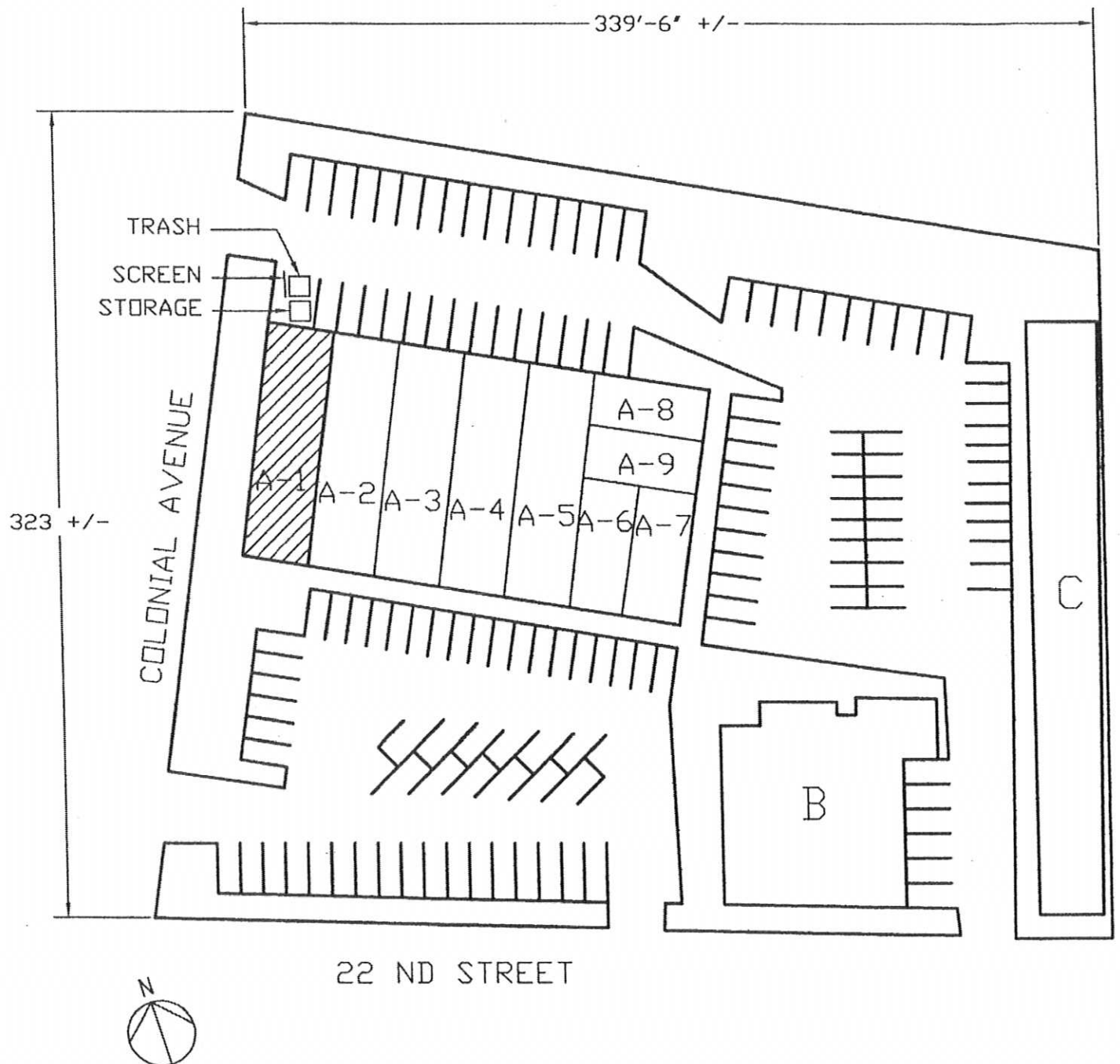
 Location



2. SITE PLAN

PROPOSED ADULT USE SPECIAL EXCEPTION

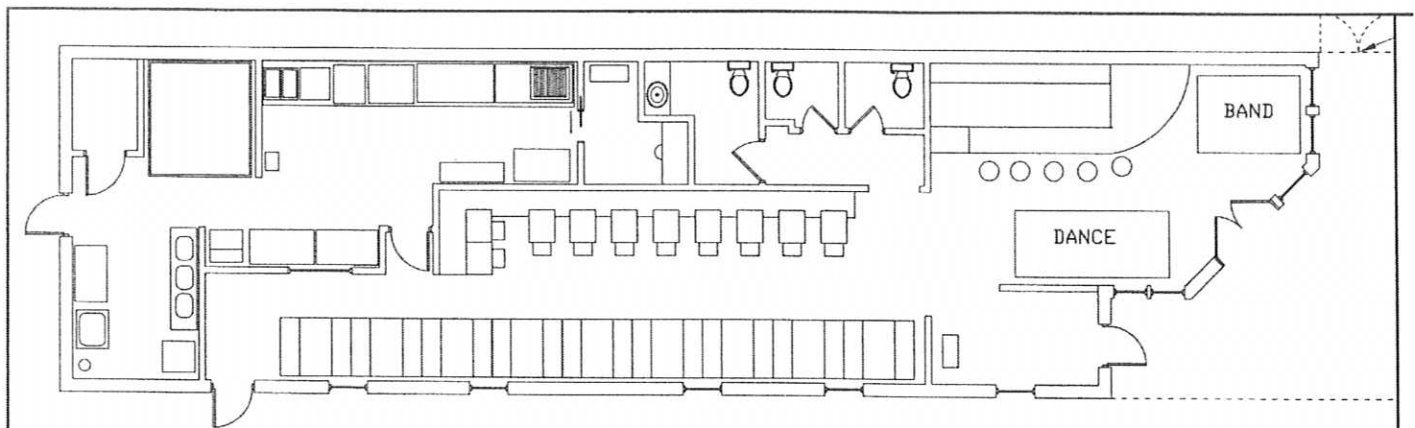
PLAZA DEL SOL BY RICARDO ALONSO  
2200 Colonial Avenue, #A1



### 3. FLOOR PLAN

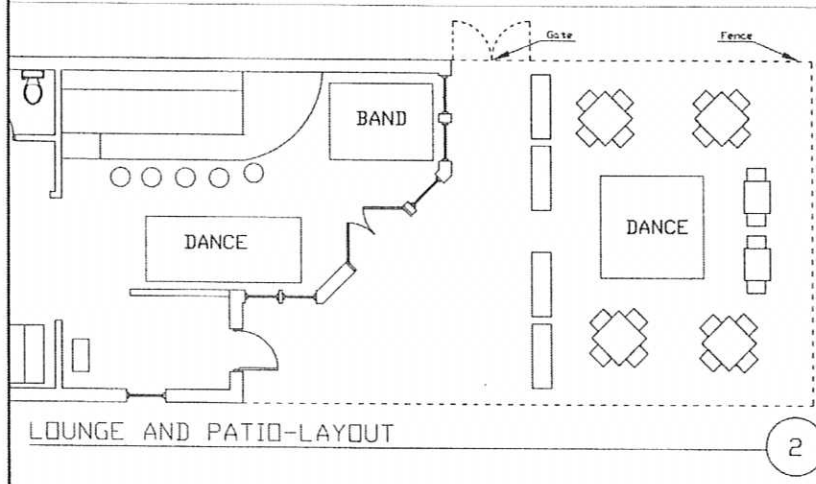
#### PROPOSED ADULT USE SPECIAL EXCEPTION

#### PLAZA DEL SOL BY RICARDO ALONSO 2200 Colonial Avenue, #A1



FIRST FLOOR-FURNITURE LAYOUT  
1/8" = 1'-0"

1



LOUNGE AND PATIO-LAYOUT

2

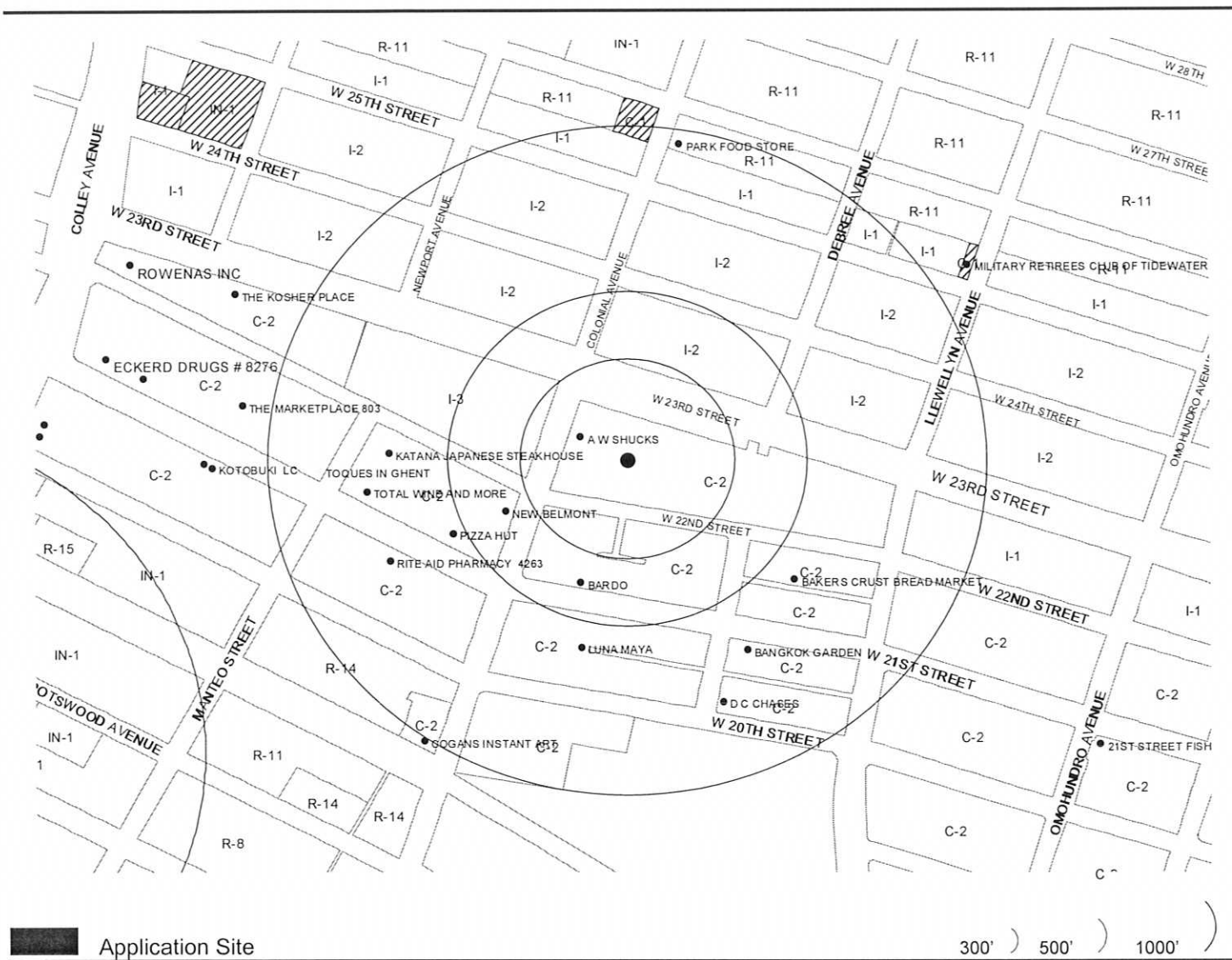
OCCUPANCY				
Type	Qty	Seats	Total	Location
Tables	2	4	8	Dining Rm.
Booths	9	4	36	Dining Rm.
Tables	10	2	20	Dining Rm.
Stools	8	1	8	Bar
Tables	1	4	4	Bar
Tables	2	2	4	Bar
Tables	4	4	16	PATIO
Tables	2	2	4	PATIO
			100	Total

Planning Commission Public Hearing

August 24, 2006

Application 10

4. ADULT USE WAIVERS NEEDED  
 PROPOSED ADULT SPECIAL EXCEPTION  
**PLAZA DEL SOL BY RICARDO ALONSO**  
**2200 Colonial Avenue, #A1**



Planning Commission Public Hearing  
 August 24, 2006      Application 10

1. Other adult uses within 1000 feet

\_\_\_ No      X   Yes  
  X   Waiver required (if two or more)

2. Residential zone district boundary

within 500 feet of establishment.  
  X   No    \_\_\_ Yes (waiver required)

3. Residential zone boundary within 300

feet of the establishments required parking.

  X   No    \_\_\_ Yes (waiver required)